

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, AUGUST 11, 2022 REGULAR MEETING
(VIA TELECONFERENCE)

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**CITY PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the City Planning Commission's August 11, 2022 meeting was conducted via telephone and/or videoconferencing.

Commission President Samantha Millman called the meeting to order at 8:30 a.m. with Commissioners Helen Campbell, Jenna Hornstock, Yvette López-Ledesma, Karen Mack, Dana Perlman and Renee Dake Wilson in attendance.

Commission Vice President Caroline Choe and Commissioner Helen Leung were not in attendance.

Also in attendance were Lisa Webber, Deputy Director, and Amy Brothers, Deputy City Attorney. Commission Office Staff participation included Linda Lou, Commission Office Manager, Cecilia Lamas, Commission Executive Assistant, Marcos G. Godoy and Denise Chavez, Administrative Clerks.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), (e)(3)(A) and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

MOTION:

Commissioner Campbell moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic. Commissioner Hornstock seconded the motion and the vote proceeded as follows:

Moved: Campbell
Second: Hornstock
Ayes: López-Ledesma, Mack, Millman, Perlman, Dake Wilson
Absent: Choe, Leung

Vote: 7 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Lisa Webber, Deputy Director, on behalf of the Director of Planning, had no report.
- Amy Brothers, Deputy City Attorney, had no report.
- Commission Request:
 - Commissioner Perlman requested that all changes made to Staff Recommendation Reports for continued items be redlined to facilitate review and to ensure changes are captured. Commissioner Perlman also requested that planning staff compose a memo or summary paragraph highlighting changes with a brief description going forward.
- Meeting Minutes:
Commissioner Perlman moved to approve the Meeting Minutes of June 9, 2022 and June 23, 2022. Commissioner Hornstock seconded the motion and the vote proceeded as follows:

Moved: Perlman
Second: Hornstock
Ayes: Campbell, López-Ledesma, Mack, Millman, Dake Wilson
Absent: Choe, Leung

Vote: 7 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 6

CONSENT CALENDAR

There were no items on the consent calendar.

ITEM NO. 7

CPC-2020-1946-GPA-ZC-HD-CU-SPR-RDP

CEQA: ENV-2020-1947-MND

Plan Area: North Hollywood – Valley Village

Council District: 2 – Krekorian

**Last Day to Act: 08-11-22

Continued from: 07-28-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 5256 – 5272 North Vineland Avenue

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Kevin Golden, City Planner, representing the Department.

MOTION:

Commission President Millman moved to continue the item to a date certain of August 25, 2022. Commissioner Hornstock seconded the motion and the vote proceeded as follows:

Moved: Millman

Second: Hornstock

Ayes: Campbell, López-Ledesma, Mack, Perlman, Dake Wilson

Absent: Choe, Leung

Vote: 7 – 0

MOTION PASSED

President Millman announced that Item Nos. 8, 9, 10 and 11 would be heard concurrently as they are related to the same project, but separate motions would be taken.

ITEM NO. 8

DIR-2017-4167-PUB-CDP-SPP-1A

CEQA: Venice Auxiliary Pumping Plant Project Final EIR

SCH No. 2015111038

Plan Area: Venice

Related Cases: ZA-2017-3950-ZAA-1A; DIR-2017-4173-CDP-SPP-1A;
ZA-2017-3953-CU-1A

Council District: 11 – Bonin

**Last Day to Act: 08-11-22

Continued from: 03-10-22
04-28-22

PUBLIC HEARING HELD

PROJECT SITE: 3813 and 3817 South Esplanade; 133 and 139 East Hurricane Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Elizabeth Gallardo, City Planner, Juliet Oh, Senior City Planner and Faisal Roble, Principal City Planner representing the Department; Michael and Genevieve Morril-Borassi, Appellants; Clare Bronowski, representing the Appellants; and Jonathan Cuevas, Senior Civil Engineer, Department of Public Works - Bureau of Engineering (BOE), representing the Applicant.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with Modifications and Amendments, as stated on the record:

Construction of a new two-story, 2,500 square-foot wastewater pumping plant (built across two lots at 133

East Hurricane Street and 3813 South Esplanade), to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant; seven vehicle parking spaces and four bicycle parking spaces are provided offsite at 128 East Hurricane Street.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Venice Auxiliary Pumping Plant Environmental Impact Report SCH No. 2015111038 certified on August 8, 2017; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated October 29, 2021, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the Project;
2. Deny the appeal in part and grant the appeal in part and sustain the Planning Director's Determination dated November 18, 2021;
3. Approve, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit for the construction of a two-story, 2,500 square-foot wastewater pumping plant (built across two lots at 3813 and 3817 South Esplanade), to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant; seven vehicle parking spaces and four bicycle parking spaces are provided, located in the Dual Permit Jurisdiction area of the Coastal Zone;
4. Approve, pursuant to LAMC Section 14.00 B, an Alternative Compliance for a Public Benefit Project outlined in LAMC Section 14.00 A.6, for the construction, use, and maintenance of a public utility use and structure in the RW2-1 Zone;
5. Approve, pursuant to LAMC Section 11.5.7 and the Venice Coastal Zone Specific Plan (Ordinance No. 175,693), a Project Permit Compliance Review for a Project located in the Venice Coastal Zone Plan area;
6. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated August 9, 2022; and
7. Adopt the Findings, as Amended by the Commission.

Commissioner Dake Wilson seconded the motion and the vote proceeded as follows:

Moved: Millman
Second: Dake Wilson
Ayes: Campbell, Hornstock, López-Ledesma, Mack, Perlman
Absent: Choe, Leung

Vote: 7 – 0

MOTION PASSED

ITEM NO. 9

ZA-2017-3950-ZAA-1A

CEQA: Venice Auxiliary Pumping Plant Project Final EIR
SCH No. 2015111038

Plan Area: Venice

Related Cases: DIR-2017-4167-PUB-CDP-SPP-1A; DIR-2017-4173-CDP-SPP-1A;
ZA-2017-3953-CU-1A

Council District: 11 – Bonin

**Last Day to Act: 08-11-22

Continued from: 03-10-22
04-28-22

PUBLIC HEARING HELD

PROJECT SITE: 3813 and 3817 South Esplanade; 133 and 139 East Hurricane Street

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Elizabeth Gallardo, City Planner, Juliet Oh, Senior City Planner and Faisal Roble, Principal City Planner representing the Department; Michael and Genevieve Morril-Borassi, Appellants; Clare Bronowski,

representing the Appellants; and Jonathan Cuevas, Senior Civil Engineer, Department of Public Works - Bureau of Engineering (BOE), representing the Applicant.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with Modifications and Amendments, as stated on the record:

Construction of a new two-story, 2,500 square-foot wastewater pumping plant (built across two lots at 133 East Hurricane Street and 3813 South Esplanade), to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant; seven vehicle parking spaces and four bicycle parking spaces are provided offsite at 128 East Hurricane Street

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Venice Auxiliary Pumping Plant Environmental Impact Report SCH No. 2015111038 certified on August 8, 2017; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated October 29, 2021, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the Project;
2. Deny the appeal in part and grant the appeal in part and sustain the Zoning Administrator's Determination dated November 18, 2021;
3. Approve, pursuant to Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment to allow the encroachment of electrical equipment, that are between six and a half and eight and a half feet in height, within the northerly side yard setback;
4. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated August 9, 2022; and
5. Adopt the Findings, as Amended by the Commission.

Commissioner Hornstock seconded the motion and the vote proceeded as follows:

Moved: Millman
Second: Hornstock
Ayes: Campbell, López-Ledesma, Mack, Perlman, Dake Wilson
Absent: Choe, Leung

Vote: 7 – 0

MOTION PASSED

ITEM NO. 10

DIR-2017-4173-CDP-SPP-1A

CEQA: Venice Auxiliary Pumping Plant Project Final EIR
SCH No. 2015111038

Plan Area: Venice

Related Cases: ZA-2017-3953-CU-1A; DIR-2017-4167-PUB-CDP-SPP-1A;
ZA-2017-3950-ZAA-1A

Council District: 11 – Bonin

**Last Day to Act: 08-11-22

Continued from: 03-10-22
04-28-22

PUBLIC HEARING HELD

PROJECT SITE: 128 East Hurricane Street; 3913 South Esplanade West

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Elizabeth Gallardo, City Planner, Juliet Oh, Senior City Planner and Faisal Roble, Principal City Planner representing the Department; Michael and Genevieve Morril-Borassi, Appellants; Clare Bronowski, representing the Appellants; and Jonathan Cuevas, Senior Civil Engineer, Department of Public Works - Bureau of Engineering (BOE), representing the Applicant.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with Modifications, as stated on the record:

Construction of a new surface parking lot providing seven vehicle parking spaces and four bicycle parking spaces for the Venice Auxiliary Pumping Plant (3813 and 3817 South Esplanade), a new public art installation, and new landscaping.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Venice Auxiliary Pumping Plant Environmental Impact Report SCH No. 2015111038 certified on August 8, 2017; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated October 29, 2021, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the Project;
2. Deny the appeal in part and grant the appeal in part and sustain the Planning Director's Determination dated November 18, 2021;
3. Approve, pursuant to Section 12.20.2 of the Los Angeles Municipal Code (LAMC), a Coastal Development Permit for the construction of surface parking lot providing seven vehicle parking spaces and four bicycle parking spaces for the Venice Auxiliary Pumping Plant (3813 and 3817 South Esplanade), a new public art installation, and new landscaping, located in the Dual Permit Jurisdiction area of the Coastal Zone;
4. Approve, pursuant to LAMC Section 11.5.7 and the Venice Coastal Zone Specific Plan (Ordinance No. 175,693), a Project Permit Compliance Review for a Project located in the Venice Coastal Zone Plan Area;
5. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated August 9, 2022; and
6. Adopt the Findings.

Commissioner Hornstock seconded the motion and the vote proceeded as follows:

Moved: Millman
Second: Hornstock
Ayes: Campbell, Lopez-Ledesma, Mack, Perlman, Dake Wilson
Absent: Choe, Leung

Vote: 7 – 0

MOTION PASSED

ITEM NO. 11**ZA-2017-3953-CU-1A**

CEQA: Venice Auxiliary Pumping Plant Project Final EIR

SCH No. 2015111038

Plan Area: Venice

Related Cases: DIR-2017-4173-CDP-SPP-1A; DIR-2017-4167-PUB-CDP-SPP-1A;
ZA-2017-3950-ZAA-1A

Council District: 11 – Bonin

**Last Day to Act: 08-11-22

Continued from: 03-10-22
04-28-22

PUBLIC HEARING HELD

PROJECT SITE: 128 East Hurricane Street; 3913 South Esplanade West

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Elizabeth Gallardo, City Planner, Juliet Oh, Senior City Planner and Faisal Roble, Principal City Planner representing the Department; Michael and Genevieve Morril-Borassi, Appellants; Clare Bronowski, representing the Appellants; and Jonathan Cuevas, Senior Civil Engineer, Department of Public Works - Bureau of Engineering (BOE), representing the Applicant.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with Modifications, as stated on the record:

Construction of a new surface parking lot providing seven vehicle parking spaces and four bicycle parking spaces for the Venice Auxiliary Pumping Plant (3813 and 3817 South Esplanade), a new public art installation, and new landscaping.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Venice Auxiliary Pumping Plant Environmental Impact Report SCH No. 2015111038 certified on August 8, 2017; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated October 29, 2021, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the Project;
2. Deny the appeal in part and grant the appeal in part and sustain the Zoning Administrator's Determination dated November 18, 2021;
3. Approve, pursuant to Section 12.24 W.37 of the Los Angeles Municipal Code, a Conditional Use Permit to allow the construction, use, and maintenance of a public parking area in the RW2-1 Zone;
4. Adopt the Conditions of Approval, as Modified by the Commission, including Staff's Technical Modification dated August 9, 2022; and
5. Adopt the Findings.

Commissioner Hornstock seconded the motion and the vote proceeded as follows:

Moved: Millman
Second: Hornstock
Ayes: Campbell, Lopez-Ledesma, Mack, Perlman, Dake Wilson
Absent: Choe, Leung

Vote: 7 – 0

MOTION PASSED

At approximately 10:17 a.m. Commissioner Perlman left the Zoom webinar/teleconference meeting.

Also, at approximately 10:17 a.m. Commission President Millman recessed the meeting. Commission President Millman re-convened the meeting at 10:22 a.m. with Commissioners Campbell, Hornstock, López-Ledesma, Mack and Dake Wilson in attendance.

ITEM NO. 12

DIR-2021-10084-TOC-HCA-1A

CEQA: ENV-2021-10085-CE

Plan Area: Hollywood

Council District: 4 – Raman

**Last Day to Act: 08-11-22

Continued from: 07-28-22

PUBLIC HEARING HELD

PROJECT SITE: 4544 West Los Feliz Boulevard; 2140 North Rodney Drive

IN ATTENDANCE VIA ZOOM WEBINAR/TELECONFERENCE:

Oliver Netburn, City Planner, and Charlie Rausch, Associate Zoning Administrator representing the Department; Chis Manasserian, representing the Applicant; Allison G. Martinez, representing Appellant #1; Marc Beart, Appellant #2; and Mashael Majid, on behalf of Council District 4 representing Councilmember Nithya Raman.

MOTION:

Commission President Millman moved to put forth the actions below in conjunction with approval of the following Project with Modifications, as stated on the record:

Demolition of the existing single-family dwelling and construction, use, and maintenance of a new, 27-unit, five-story, residential apartment building, including three units for Extremely Low-Income Households. The Project would provide 37 automobile parking spaces within two subterranean levels, a total of 30 bicycle parking spaces, and 2,640 square feet of open space.

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Article 19, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal in part and grant the appeal in part and sustain the Planning Director's Determination dated May 6, 2022;
3. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a Transit Oriented Communities Housing Development Project with a total of 27 dwelling units, including three units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following Tier 2 Base and Additional Incentives:
Base Incentives:
 - a. Density. A 60 percent increase in density;
 - b. Floor Area Ratio (FAR). A 4.35:1 FAR; and
 - c. Parking. Provide 0.5 spaces per bedroom, but not required to exceed one space per unit;Additional Incentives:
 - a. Yards. Up to a 30 percent decrease in the required width or depth of one individual yard or setback;
 - b. Open Space. Up to a 20 percent decrease in required open space; and
 - c. Height. A height increase of one additional story, up to 11 additional feet;
4. Adopt the Conditions of Approval, as Modified by the Commission; and
5. Adopt the Findings.

Commissioner Dake Wilson seconded the motion and the vote proceeded as follows:

Moved: Millman
Second: Dake Wilson
Ayes: Campbell, Hornstock, López-Ledesma, Mack
Absent: Choe, Leung, Perlman

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, President Millman adjourned the meeting at 10:50 a.m.

Samantha Millman

Samantha Millman, President
Los Angeles City Planning Commission

Cecilia Lamas (Electronic Signature due to COVID-19)
Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED

CITY OF LOS ANGELES

SEP 22 2022

CITY PLANNING DEPARTMENT
COMMISSION OFFICE